

CITY OF SAN ANTONIO
Zoning Commission Agenda

FINAL

Board Room
First Floor, Development Business Service Center
1901 S. Alamo

March 21, 2006
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Michael Westheimer – District 1	Jody Sherrill – District 7
Jureta Marshall – District 2	Dr. Morris A. Stribling – District 8
Don Gadberry – District 3	Susan Wright – District 9
Eiginio Rodriguez – District 5	Robert R. Robbins – District 10
Christopher Martinez – District 6	James Gray – District Mayor
Henry Avila – District 4	
Chairman	

1. **Work Session presentation by zoning staff to discuss zoning case recommendations and other items for consideration on agenda for March 21, 2006, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of March 7, 2006 Minutes.
7. Presentation and consideration of a proposed amendment to Chapter 35 of the City Code providing for a waiver of required sidewalk construction for residences under certain guidelines and the incorporation into the UDC of an editorial comment advising the reader of the availability of Federal Tax credits related to certain American with Disabilities Act (ADA).
8. **ZONING CASE NUMBER Z2006010:** The request of Christopher A. Madrid, Applicant, for Christopher A. Madrid, Owner(s), for a change in zoning from "R-6" "NCD-5" Residential Single-Family Neighborhood Conservation Overlay District to "C-3" "NCD-5" General Commercial Neighborhood Conservation Overlay District on Lots 25, 26, and 27 and "O-2" "NCD-5" Office Neighborhood Conservation Overlay District on Lots 28, 29 and 30 on Lots 25 through 30, Block 3, NCB 6402, 823, 827, and 831 West Hollywood Avenue. (Council District 1)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

9. **ZONING CASE NUMBER Z2006015:** The request of Brown, P. C. Attorneys at Law, Applicant, for Rogers Shavano Park Unit 18/19 Ltd., Owner(s), for a change in zoning from “R-6” ERZD Residential Single-Family Edwards Recharge Zone District to “C-2” ERZD Commercial Edwards Recharge Zone District on 2.105 acres out of NCB 15011, North Loop 1604 West. (Council District 9)
10. **ZONING CASE NUMBER Z2006050 CD:** The request of Candelario R. Alvarado, Applicant, for Candelario R. Alvarado and Marcelina and Sonnia O. Garza, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “NC” Neighborhood Commercial District on the south 93 feet of Lot 7 and south 110 feet of Lot 8, Block 219, NCB 3946 and “R-4” (CD-Non-Commercial Parking Lot) Residential Single Family District with a Conditional Use for a Non-Commercial Parking Lot on the north 76 feet of Lot 8, Block 219, NCB 3946 on south 93 feet of Lot 7, south 110 feet of Lot 8 and north 76 feet of Lot 8, Block 219, NCB 3946, 1811 and 1815 West Hildebrand Avenue and 710 Viendo Street. (Council District 1)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
11. **ZONING CASE NUMBER Z2006041CD:** The request of Mark Forman, Applicant, for JCS Properties, Owner(s), for a change in zoning from “C-1” Light Commercial District to “C-2” (CD-Hotel) Commercial District with a Conditional Use for a Hotel on 1.237 acres out of NCB 8410, 130 Spencer Lane. (Council District 1)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
12. **ZONING CASE NUMBER Z2006053 S:** The request of Anthony and Xochipil Monita, Applicant, for Anthony and Xochipil Monita, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-6” S Residential Single-Family District with a Specific Use for a Group Home Day Care on the east 35 feet of the north 157 feet of Lot 24 and the west 25 feet of the north 157 feet of Lot 25, Block 7, NCB 1959, 1710 W. Magnolia Avenue. (Council District 7)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
13. **ZONING CASE NUMBER Z2006066 CD:** The request of Eduardo Cadena, Applicant, for Joe A. Pastrano and Rebecca, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “RM-4” (CD-Multi-Family Dwellings) Residential Mixed District with a Conditional Use for Multi-Family Dwellings not to exceed 24 units per acre on Lot 9, Lot 10, Lot 11 and Lot 12, Block E, NCB 11029, 2400 Block of Betty Jean Street. (Council District 3)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
14. **ZONING CASE NUMBER Z2006068:** The request of Kostantinos & Cesarina Kastis, Applicant, for Kastis Enterprises, Inc., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-2” Commercial District on Lot 1, Block 1, NCB 18307, 9094 Guilbeau Road. (Council District 7)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

15. **ZONING CASE NUMBER Z2005290:** The request of Brown, P.C., Applicant, for 3500 Goliad Road, L.P., Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “C-3” General Commercial District on Parcel 1, NCB 10880, 3600 Block of Goliad Road. (Council District 3)
16. **ZONING CASE NUMBER Z2006014:** The request of Brown P.C., Applicant, for Sandford Acquisition Company, Inc, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-3” General Commercial District on Lot 3, Block 2, NCB 34400J and Lot 4, Block 2, NCB 17647 (6.054 Acres), 1500 Block of West Loop 1604 and 11000 Block of West Military Drive. (Council District 6)
17. **ZONING CASE NUMBER Z2006058:** The request of Marcia S. Munoz, Applicant, for Green Herrington & Howwell LLC, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-3NA” General Commercial Nonalcoholic Sales District on Lot 18, Block 1, NCB 17637, 10554 Culebra. (Council District 6)
18. **ZONING CASE NUMBER Z2006062:** The request of Brown, P. C., Applicant, for Sonrise Church and School, Owner(s), for a change in zoning from “C-3R” Commercial Restrictive Alcoholic Sales District and “C-2” Commercial District to “MF-33” Multi-Family District on Lots 36 and 37, Block 3, NCB 15176, 2902 S.W. Loop 410. (Council District 4)
19. **ZONING CASE NUMBER Z2006069:** The request of Jesus J. Robles, Applicant, for Jesus J. Robles, Owner(s), for a change in zoning from “I-1” General Industrial District to “RM-4” Mixed Residential District on Lots 4, 5, 6, 7 and the west 7.2 feet of the north 200 feet of the South 250 feet of Lot 8, Block 49, NCB 11079, 518 West Ansley. (Council District 3)
20. **ZONING CASE NUMBER Z2006071:** The request of Peter Markwardt, Applicant, for Edgar and Maxine Markwardt, Owner(s), for a change in zoning from “R-5” Residential Single Family District and “MF-33” Multi-Family District to “C-2” Commercial District on the west 111.7 feet of Lot 72, the east 100 feet of Lot 72, the west 75 feet of Lot 73, the south 120 feet of the east 118.3 feet of Lot 73, and the north 100 feet of the east 118.3 feet of Lot 73 out of NCB 11884, 1422, 1434, 1442 and 1446 E. Sandalwood Lane. (Council District 9)
21. **ZONING CASE NUMBER Z2006073:** The request of Brown, P. C., Applicant, for Bobby Joe and Beverly Jane Kirk, Owner(s), for a change in zoning from “C-1” Light Commercial District and “I-1” General Industrial District to “RM-4” Residential Mixed District on Tract 8, NCB 16587, 16002 Nacogdoches Road. (Council District 10)
22. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
23. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

CASE NO: Z2005290

FINAL

Final Staff Recommendation - Zoning Commission

Date: March 21, 2006

Zoning Commission Continuance from December 20, 2005, January 17, 2006 and February 21, 2006

Council District: 3

Ferguson Map: 684 B-2

Applicant Name:

Owner Name:

Brown, P.C.

3500 Goliad Road, L.P.

Zoning Request: From "R-4" Residential Single-Family District to "C-3" General Commercial District.

Property Location: Parcel 1, NCB 10880

3600 Block of Goliad Road

Goliad Road and South East Loop 410

Proposal: Develop a commercial site

Neigh. Assoc. Brookside Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is required. (See below)

Staff Recommendation:

Approval. The subject property is vacant. To the north of the property is "MH" zoning and uses. West of the property is a Residential development. The residential properties on the west side of Goliad face Barkmeyer. South IH 37 and South East Loop 410 surround the rest of the property.

"C-3" zoning is encouraged at the intersections of major arterials. The subject property meets at the intersection of two major Freeways (SE Loop 410 and IH 37 S) and a major thoroughfare (Goliad Road). This intersection makes up a commercial node.

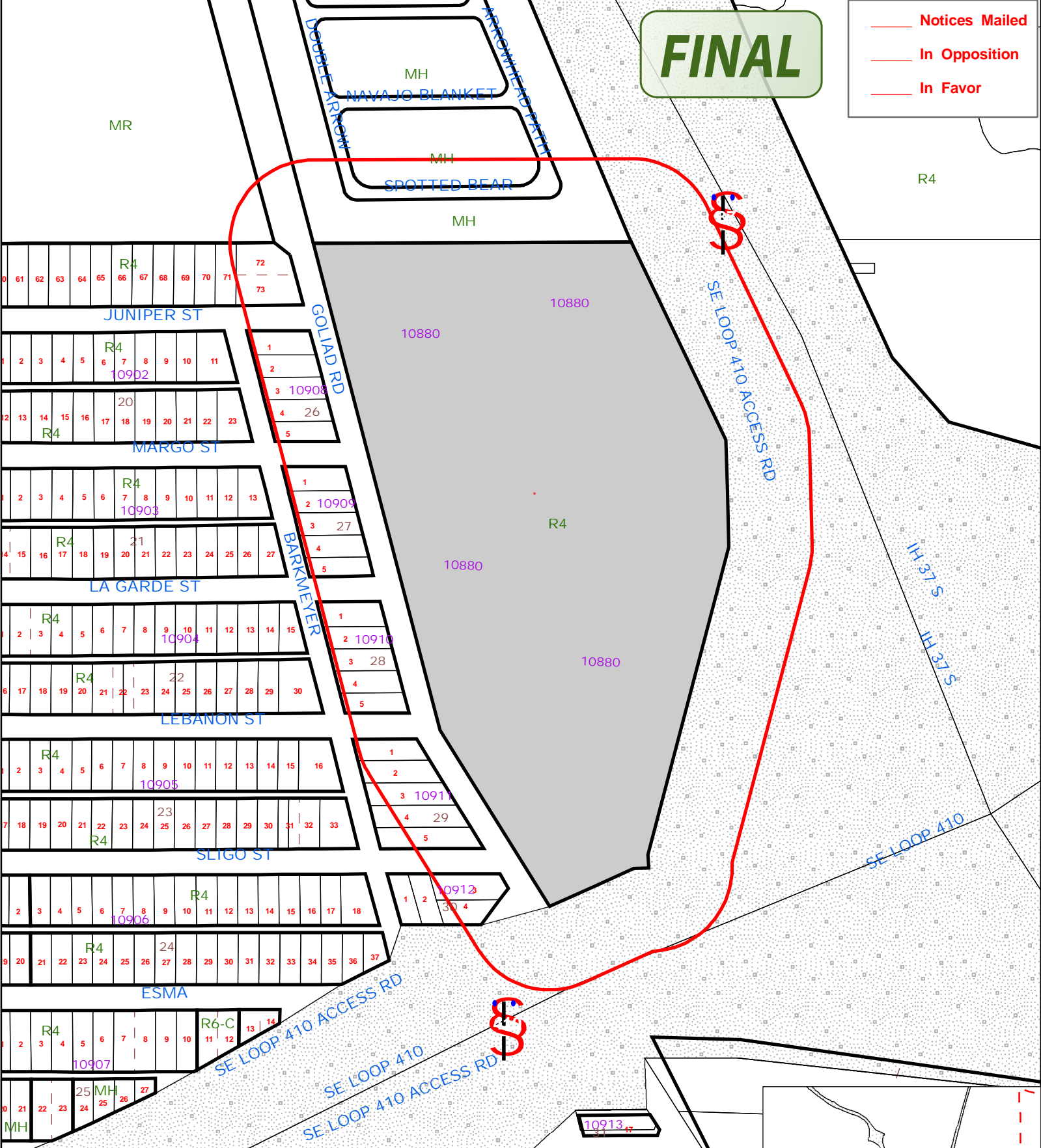
A Level-1 TIA has been submitted, however a Level-2 would be required when a more detailed development on the site is defined. In addition, a Level-2 study performed at this time would not take into account the development activity occurring at Brook City Base with the commercial growth and the addition of DPT Laboratories. The developer has proposed to perform a more extensive study at a future date, when City Brooks is more built-out. The 23.887-acres is currently zoned R-6 Single Family Residential use. The current zoning would have generated approximately 1,320 daily vehicle trips. The property is proposed to be zoned C-3 and developed into shopping center, though no layout has been proposed with the TIA. The proposed C-3 development is projected to generate 11,164 daily vehicle trips, an increase of 9,844 vehicle trips per day.

Due to the limited current traffic on Goliad, and the close location of the freeway, the TIA Division recommends support of re-zoning based on the TIA submitted and will request a more detailed TIA when platted. It is likely that the development will require widening of Goliad when development occurs.

CASE MANAGER : Richard Ramirez 207-5018

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



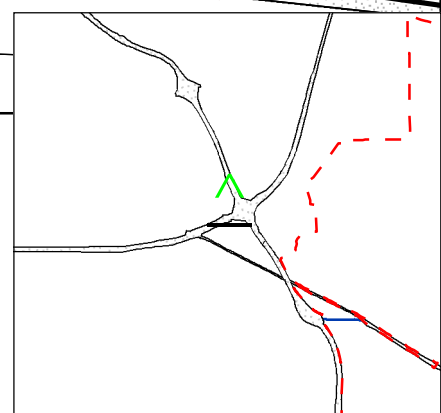
ZONING CASE: Z2005-290

City Council District No. 3
Requested Zoning Change
From "R-4" To "C-3"
Date: March 21, 2006
Scale: 1" = 300'

Subject Property
200' Notification



C:\Dec_6_2005



CASE NO: Z2006010

Final Staff Recommendation - Zoning Commission

FINAL

Date: March 21, 2006

Zoning Commission Continuance from January 17, 2006, and February 21, 2006

Council District: 1

Ferguson Map: 582 C7

Applicant Name:

Christopher A. Madrid

Owner Name:

Christopher A. Madrid

Zoning Request: From "R-6" NCD-5 Residential Single-Family Neighborhood Conservation Overlay District to "C-3" NCD-5 General Commercial Neighborhood Conservation Overlay District on Lots 25, 26, and 27 and "O-2" NCD-5 Office Neighborhood Conservation Overlay District on Lots 28, 29 and 30.

Property Location: Lots 25 through 30, Block 3, NCB 6402
823, 827, and 831 West Hollywood Avenue

Proposal: For Restaurant Expansion and Additional Parking

Neigh. Assoc. Beacon Hill Neighborhood Association

Neigh. Plan Midtown Community Plan

TIA Statement: A Traffic Impact Analysis is not required. The current R-6 zoning can generate approximately 29 daily vehicle trips. The property is proposed to be zoned O-2 and developed into a parking lot for the existing Chris Madrid's Nachos and Burgers restaurant. The restaurant as it exists should generate approximately 250 daily vehicle trips which currently utilizes limited parking space. With rezoning, and construction of the parking lot for the existing restaurant, the three lots would see the traffic demands from the restaurant extend further into the residential subdivision. Typical development on property zoned O-2 of this size would generate 50 average daily traffic, an increase of 21 vehicle trips per day over the residential. The TIA Division would recommend community neighborhood support of rezoning, especially from owners of property across from the proposed parking lot.

Staff Recommendation:

Inconsistent

The proposed rezoning from R-6 to C-3 on lots 25, 26, and 27 and from R-6 to O-2 on lots 28, 29, and 30 is inconsistent with Midtown Community Plan. The applicant may achieve consistency with the Plan, and avoid requesting a formal Plan amendment, by amending the zoning application to C-2 on lots 25 and 26, and R-6 (CD-Noncommercial Parking Lot) on lots 27, 28, 29 and 30.

Denial

Commercial encroachment into or the removal or demolition of dwelling units in existing residential neighborhoods to make way for non-residential uses is not encouraged. A rezone to C-2 on Lots 25 and 26 and R-6 CD on Lots 27, 28, 29 and 30 would not prevent commercial encroachment but would allow

CASE NO: Z2006010

Final Staff Recommendation - Zoning Commission

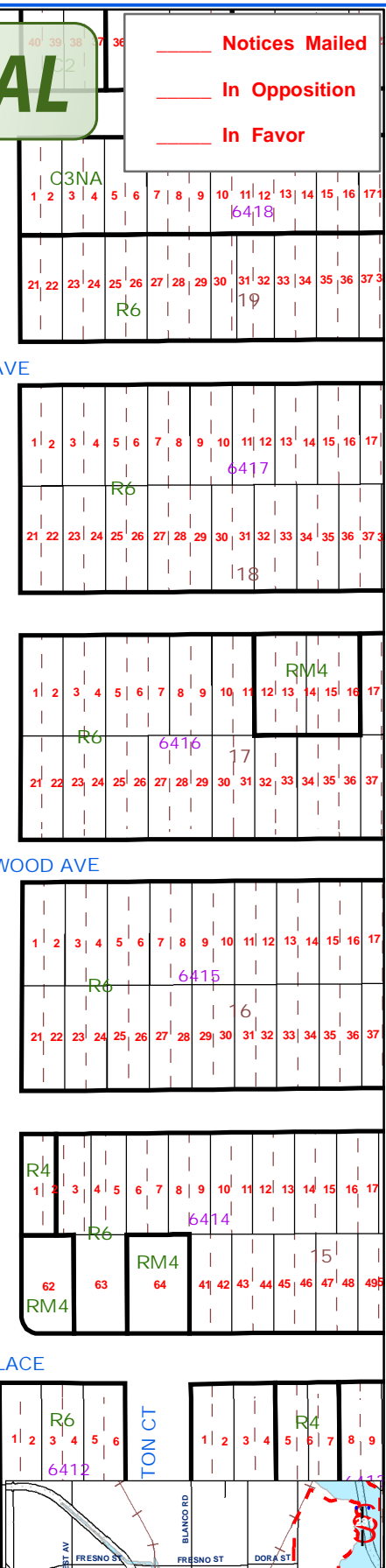
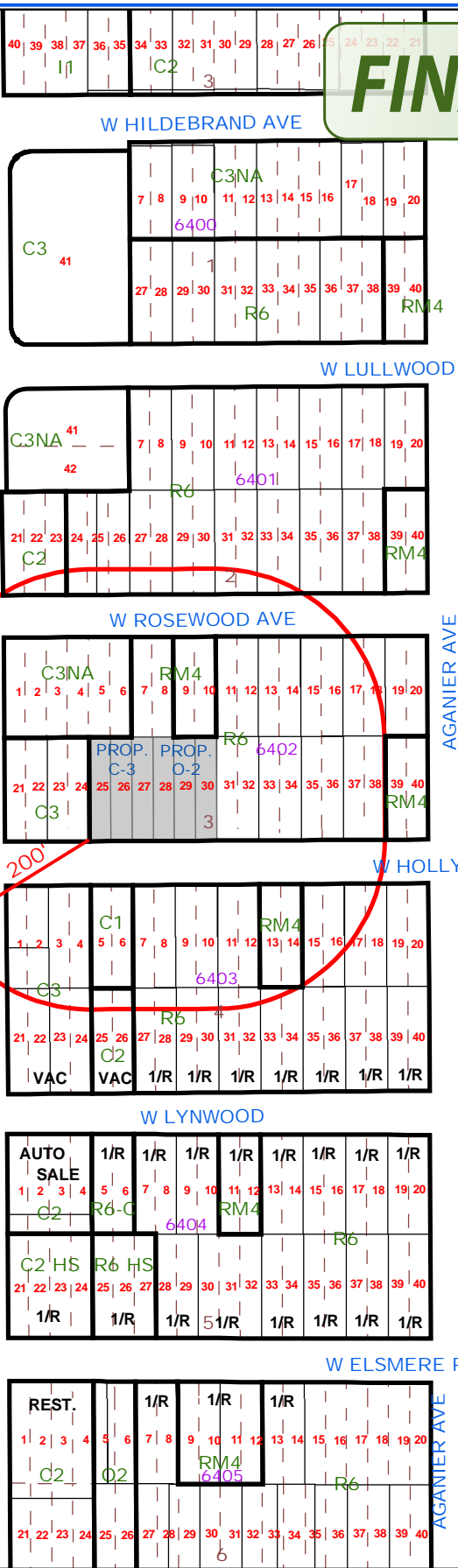
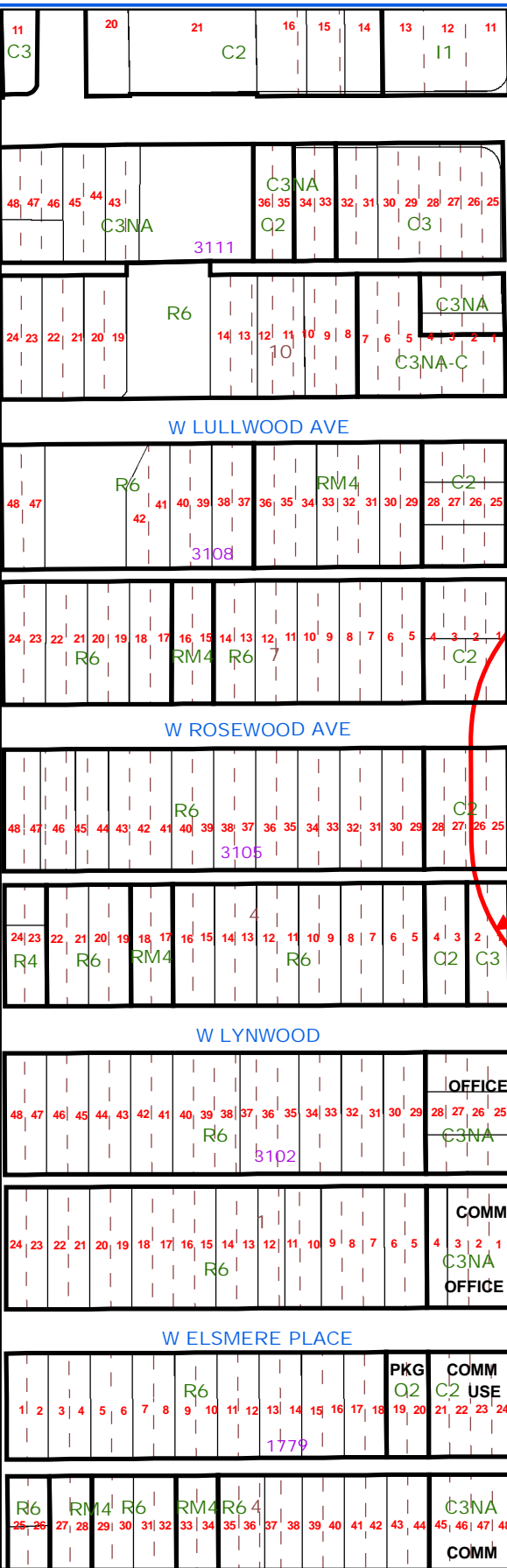
consistency with the community plan. The Beacon Hill Neighborhood Conservation District overlay (NCD-5) was applied to the area in December of 2005 and includes the subject properties. Conservation districts are designed to preserve, protect and enhance residential neighborhoods and commercial districts. Preserving unique design features and characteristics and promoting compatible development are key goals in conservation districts. The applicant is not requesting any alteration to this overlay.

The applicant is requesting a rezone to allow an expansion of an existing restaurant, "Chris Madrid's Nachos and Burgers," and create an additional parking area. The expansion consists of a detached office/multi-purpose room, proposed for Lots 25 and 26, while a new parking area is proposed for Lots 27, 28, 29 and 30. The restaurant, which has been at this location for about 30 years, has an existing outdoor patio dining area, and itself occupies Lots 21, 22, 23 and 24. There is little area available for expansion or improvement to accommodate the restaurant's ongoing transition from a local into a regional draw.

The subject properties have existing single-family residential dwelling units. Each unit is constructed on two lots measuring 25 feet wide by 123 feet deep for a total of 6,150 square feet. The unit located on lots 25 and 26, 831 W. Hollywood Avenue, is not occupied but the units at 827 (Lots 27 and 28) and 823 (Lots 29 and 30) W. Hollywood Avenue are currently occupied and all are owned by the applicant. To the north, east and south are single-family units zoned R-6. The applicant is proposing to relocate the residential units off the site and not demolish them. Although Lots 1 through 6 to the north of the restaurant are also proposed for additional parking area, the applicant does not actually own these but instead utilizes them a lease agreement. This is why the applicant is seeking to improve Lots 25 through 30 also, as the possibility exists that an improved parking area on Lots 1 through 6 may at some point no longer be available for use.

If a conditional district is approved for Lots 27, 28, 29 and 30, a condition that requires both a Type "B" landscape buffer and a solid fence or wall of at least six feet in height along the east and north lot lines of Lots 27 through 30 should be included. All of these lot abut properties zoned R-6 with single-family residential dwellings either to the north or to the east. Additionally, no direct vehicular ingress to or egress from Lots 29 or 30 to W. Hollywood Avenue should be allowed but instead limited to Lots 26, 27 and 28.

CASE MANAGER : Matthew Taylor 207-5876

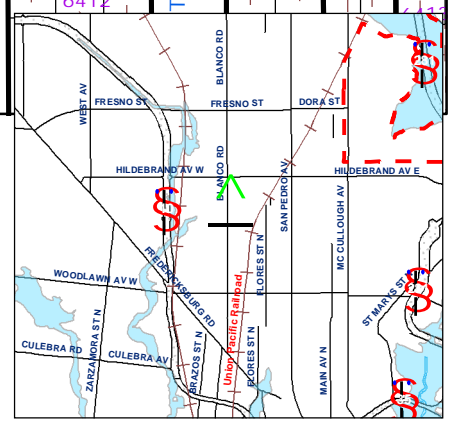


FINAL

____ Notices Mailed
 ____ In Opposition
 ____ In Favor

ZONING CASE: Z2006-010
 City Council District No. 1
 Requested Zoning Change
 From "R-6" To "C-3" and "O-2"
 Date: March 21, 2006
 Scale: 1" = 200'

Subject Property
 200' Notification



C:\Dec_6_2005

CASE NO: Z2006014

Final Staff Recommendation - Zoning Commission

FINAL

Date: March 21, 2006

Zoning Commission continuance from March 7, 2006

Council District: 6

Ferguson Map: 612 A-3

Applicant Name:

Brown P.C.

Owner Name:

Sandford Acquisition Company, Inc

Zoning Request: From "R-6" Residential Single-Family District to "C-3" General Commercial District.

Property Location: Lot 3, Block 2, NCB 34400J and Lot 4, Block 2, NCB 17647 (6.054 Acres)

1500 Block of West Loop 1604 and 11000 Block of West Military Drive

Property generally located at the northeast corner of the intersection of West Loop 1604 and West Military Drive

Proposal: Retail shopping center

Neigh. Assoc. Oak Creek Neighborhood Association

Neigh. Plan None

TIA Statement: A Level-I Traffic Impact Analysis (TIA) has been submitted. The Development Services TIA Division has reviewed the Level-I Traffic Impact Analysis (TIA) for the Westcreek Retail Property Rezoning. The analysis is in compliance with TIA Ordinance 91700.

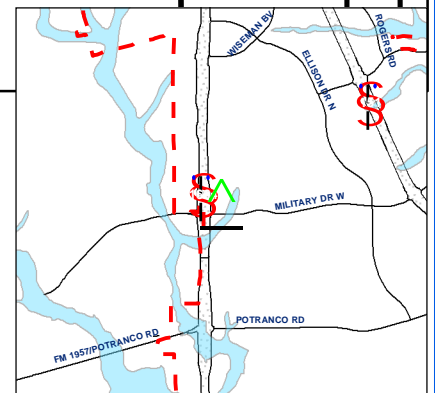
Staff Recommendation:

Approval.

The subject property is at the intersection of two major thoroughfares (Military Drive and Loop 1604) which is appropriate for high intensity commercial uses. The surrounding property is currently zoned R-6 Single-Family Residential and "C-2" Commercial District. A natural drainage easement would serve as a buffer between the commercial development and the single-family dwellings to the east. A Type "C" buffer is required on commercial areas adjacent to residential zoning. A Type "C" buffer requires a 6 foot solid fence or wall with a 15 foot buffer yard on the sides. At the rear property line of adjoining uses for which a Type "C" buffer is required, the applicant may elect to provide a solid fence at least six (6) feet in height in lieu of the buffer yard. The "C-3" General Commercial District promotes a broad range of commercial operations and services necessary for large regions of the city, providing community balance. The "C-3" General Commercial District would be appropriate at this location.

CASE MANAGER : Pedro Vega 207-7980

___15_ Notices Mailed
___1_ In Opposition
___3_ In Favor
___ OAK CREEK NA



CASE NO: Z2006015

Final Staff Recommendation - Zoning Commission

FINAL

Date: March 21, 2006

Zoning Commission Continuance from February 21, 2006 and March 7, 2006

Council District: 9

Ferguson Map: 515 E4

Applicant Name:

Owner Name:

Brown, P. C. Attorneys at Law

Rogers Shavano Park Unit 18/19 Ltd.

Zoning Request: From "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District.

Property Location: 2.105 acres out of NCB 15011

North Loop 1604 West

South of the North Loop 1604 West

Proposal: To develop a commercial/retail site

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A TIA report is not required with rezoning. A TIA may be required at platting if the land being rezoned is incorporated into a larger development.

Staff Recommendation:

Approval

The subject property is located south of the North Loop 1604 West, east of the Shavano Park city limits, and west of the Salado Creek. The surrounding properties are currently vacant and zoned commercial to the north and residential to the east. The property located within Shavano Park to the west is zoned for business use.

The subject property was previously zoned Temporary "R-1 ERZD" Single Family Residence Edwards Recharge Zone District. A zoning case was initiated in 1993 to change the zoning from Temporary "R-1" to "R-1 ERZD" Single-Family Residential District. The zoning was converted from "R-1 ERZD" to a "R-6 ERZD" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC).

The zoning request for a commercial district would be appropriate at this site. This site is not suitable for residential use due to the lack of access and the surrounding commercial districts. The proposed district would conform to the surrounding commercial to the north and west.

SAWS Summary

1. SAWS recommends approval of the proposed land use.
2. A category determination has not been submitted. Until such time the property is classified as a Category 2 property.
3. SAWS recommends that the impervious cover on the site shall not exceed 30%

CASE NO: Z2006015

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Pedro Vega 207-7980

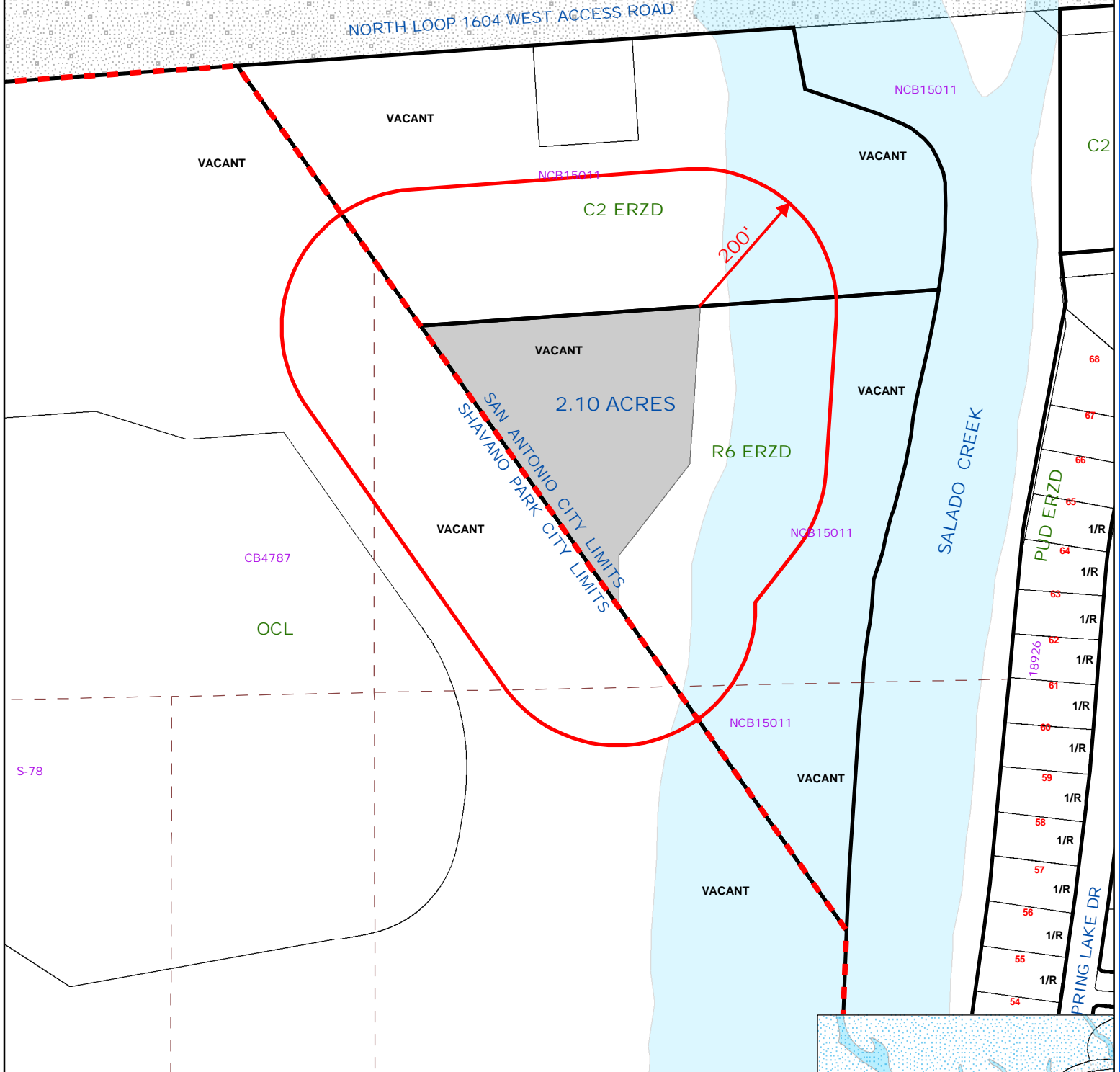


NORTH LOOP 1604 WEST

NORTH LOOP 1604 WEST ACCESS ROAD

FINAL

 2 Notices Mailed
 0 In Opposition
 1 In Favor



ZONING CASE: **Z2006-015**

City Council District No. 9

Requested Zoning Change

From "R-6 ERZD" To "C-2 ERZD"

Date: March 21, 2006

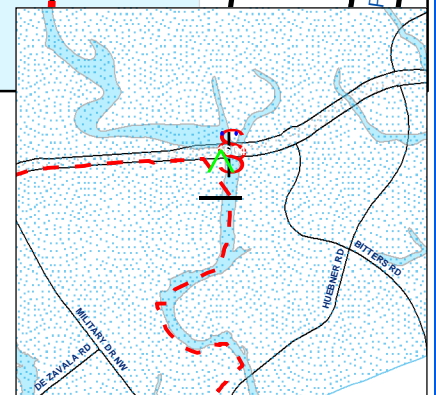
Scale: 1" = 200'

■ Subject Property

○ 200' Notification



C:\Feb_7_2006



CASE NO: Z2006041CD

Final Staff Recommendation - Zoning Commission

FINAL

Date: March 21, 2006

Council District: 1

Ferguson Map: 581 E4

Applicant Name:

Mark Forman

Owner Name:

JCS Properties

Zoning Request: From "C-1" Light Commercial District to "C-2" (CD-Hotel) Commercial District with a Conditional Use for a Hotel.

Property Location: 1.237 acres out of NCB 8410

130 Spencer Lane

The Southwest corner of Spencer Lane and Vance Jackson

Proposal: Hotel

Neigh. Assoc. Los Angeles Heights/Keystone Neighborhood Association

Neigh. Plan Near Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Inconsistent

The proposed zoning request does not conform to the Near Northwest Community land use plan. An amendment to the Near Northwest Community Plan is scheduled to be heard by the Planning Commission on March 8, 2006. (Recommended Approval)

Approval contingent on the Plan Amendment

The subject property is located south of IH-10 at the intersection of Spencer Lane and Vance Jackson (a major thoroughfare). The properties to the west, north, and east are zoned for commercial uses. The property to the south contains established single-family dwellings and are buffered by an existing 15 foot alley.

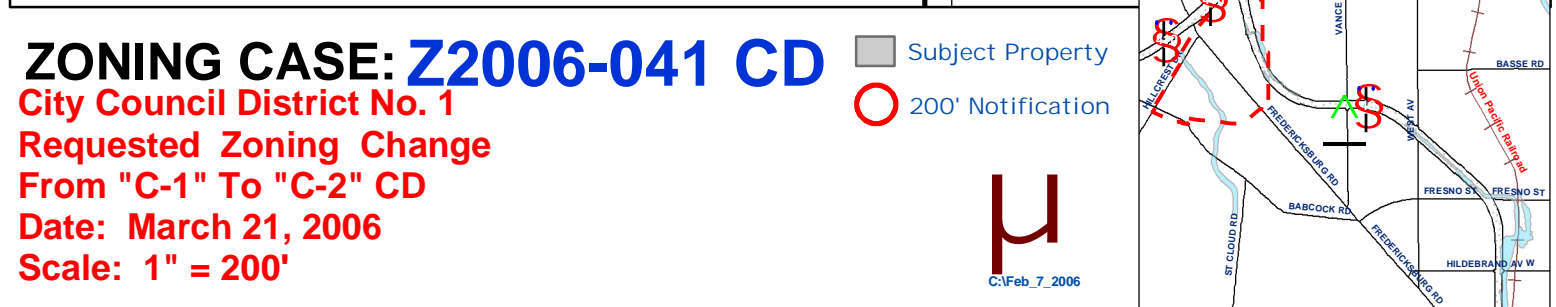
The subject property was previously zoned B-1 Business District. The zoning was converted from B-1 to a C-1 Light Commercial District with the adoption of the 2001 Unified Development Code (UDC).

The properties to the east are zoned for C-2 Commercial. A C-2 CD Commercial District with a Conditional Use for a hotel would allow for the requested use and still protect the neighborhood. "C-2" (CD-Hotel) Commercial District with a Conditional Use for a Hotel would be appropriate at this location.

Staff recommends approval with the following condition:

1. A Type "B" buffer with a 10 foot buffer yard along the south property line (Type "C" plant materials).

CASE MANAGER : Pedro Vega 207-7980



City Council District No. 1
Requested Zoning Change
From "C-1" To "C-2" CD
Date: March 21, 2006
Scale: 1" = 200'

 200' Notification



CASE NO: Z2006050 CD

FINAL

Final Staff Recommendation - Zoning Commission

Date: March 21, 2006

Zoning Commission continuance from March 7, 2006

Council District: 1

Ferguson Map: 582 A7

Applicant Name:

Candelario R. Alvarado

Owner Name:

Candelario R. Alvarado and Marcelina and Sonnia O. Garza

Zoning Request: From "R-4" Residential Single-Family District to "NC" Neighborhood Commercial District on the south 93 feet of Lot 7 and south 110 feet of Lot 8, Block 219, NCB 3946 and "R-4" (CD-Non-Commercial Parking Lot) Residential Single Family District with a Conditional Use for a Non-Commercial Parking Lot on the north 76 feet of Lot 8, Block 219, NCB 3946.

Property Location: South 93 feet of Lot 7, south 110 feet of Lot 8 and north 76 feet of Lot 8, Block 219, NCB 3946

1811 and 1815 West Hildebrand Avenue and 710 Viendo Street

Between West Hildebrand Avenue and Viendo Street

Proposal: Law offices

Neigh. Assoc. Los Angeles Heights Neighborhood Association

Neigh. Plan Near Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The proposed zoning district conforms to the Near Northwest Community Plan. The land use for this site is Neighborhood Commercial.

Approval of the "NC" Neighborhood Commercial District and Denial of the "R-4" (CD-Non-Commercial Parking Lot) pending a site plan review. It is staff's opinion that the site will be too constricted to accommodate a Non-Commercial Parking Lot.

Two of the properties are located on West Hildebrand Avenue a major thoroughfare (two single-family dwellings) . The other property is located on Viendo Street a Local Access Street (vacant). The subject properties are adjacent to "R-4" Residential Single-Family District to the east and across Viendo to the north, "C-2" Commercial District to the west across West Hildebrand Avenue to the south (HEB). This district provides small areas for offices, professional services, service and shop front retail uses, all designed in scale with surrounding residential uses. The "R-4" (CD-Non-Commercial Parking Lot) is to construct a Non-Commercial Parking Lot for the businesses. The Non-Commercial Parking Lot will required a fence six feet in height in addition to landscaping.

CASE MANAGER : Pedro Vega 207-7980

CASE NO: Z2006053 S

FINAL

Final Staff Recommendation - Zoning Commission

Date: March 21, 2006

Council District: 7

Ferguson Map: 582 A8

Applicant Name:

Anthony and Xochipil Monita

Owner Name:

Anthony and Xochipil Monita

Zoning Request: From "R-6" Residential Single-Family District to "R-6 S" Residential Single-Family District with a Specific Use for a Group Home Day Care.

Property Location: The East 35 feet of the North 157 Feet of Lot 24 and the West 25 Feet of the North 157 Feet of Lot 25, Block 7, NCB 1959

1710 W. Magnolia Avenue

Approximate Southwest Corner of W. Magnolia Avenue and N. Zarzamora

Proposal: To Allow a Group Home Day Care

Neigh. Assoc. Jefferson Neighborhood Association

Neigh. Plan Near Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

The applicant amended this zoning application on March 10, 2006. The original request of R-6 to C-1 has been amended and the applicants are now requesting a change in zoning from R-6 to R-6 S.

Consistent

The proposed change in zoning is consistent with the Near Northwest Community Plan. The plan designates the subject property for medium density residential land use.

Approval

A home day care that limits the number of children to 6 is permitted by right in the R-6 zoning district. The applicants are seeking a home day care that would accommodate more than 6 children, and a Specific Use Permit would allow up to 12 children while retaining the residential base zoning. Since the subject property is located close to an intersection, customer traffic would not have to travel far into the neighborhood and the proposed use would not be completely out of character given the presence of Woodlawn Elementary School directly across the street.

The single family dwelling on the property was built around 1928 and contains just over 1,000 square feet of living space. The lot measures 5,580 square feet and is actually less than the required square footage required by the R-6 zoning district (6,000). The lot is one lot removed from the intersection of Magnolia Avenue and Zarzamora. The Unified Development Code does require on-premise parking for home day care operations at a rate of at least one space for every 375 square feet of gross floor area.

CASE NO: Z2006053 S

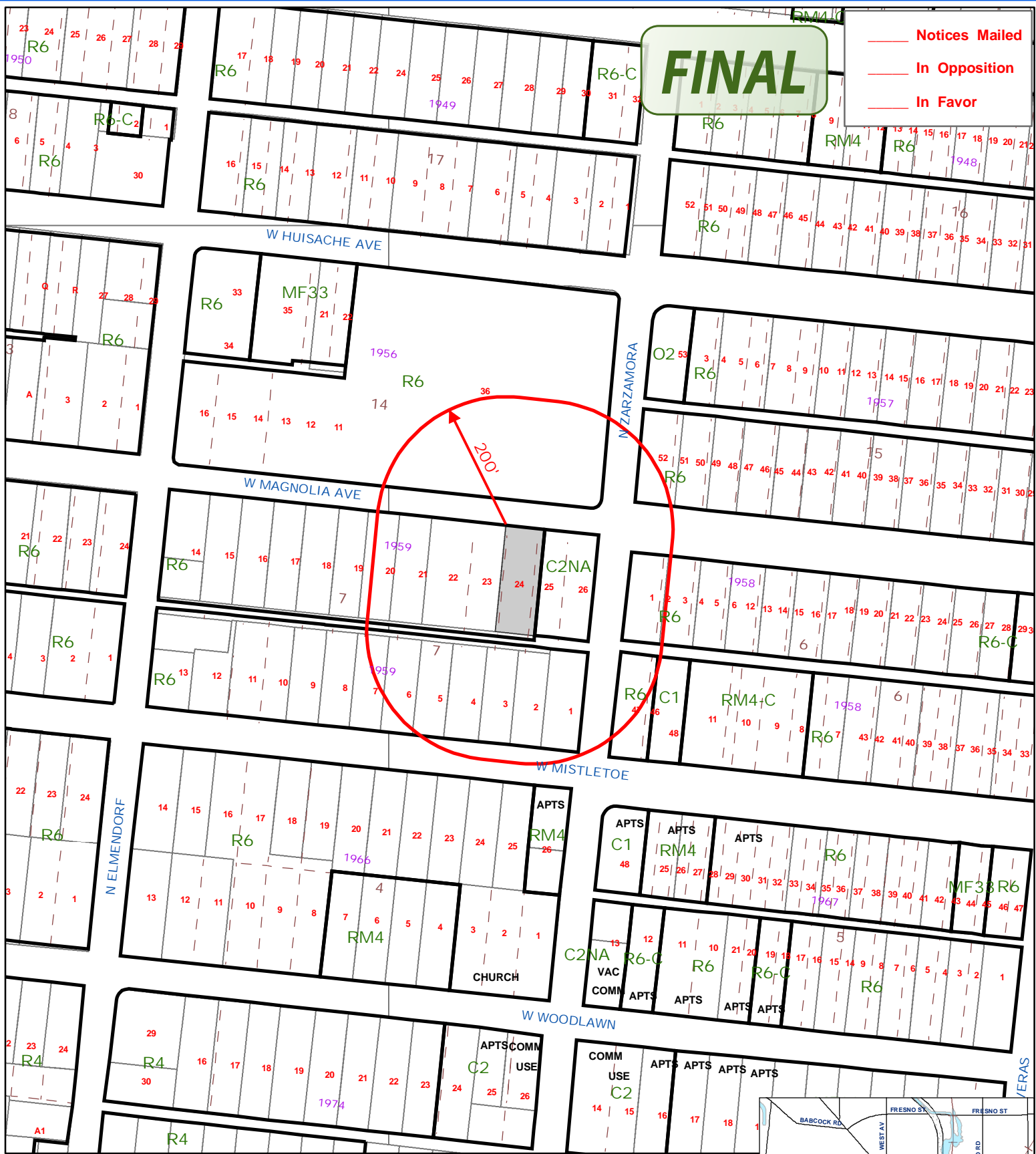
Final Staff Recommendation - Zoning Commission

Woodlawn Elementary School, zoned R-6, is directly across the street from the subject property and encompasses the entirety of the north side of Magnolia between Zarzamora and Elmendorf. The lot to the east, which is on the corner, is zoned C-2 NA and has both a tax office and a commercial day care use. The lots to the west are all zoned R-6 and have single family residences as do those to the south on W. Mistletoe. Along Zarzamora, there are several lots with existing office and commercial zoning districts. Some of the lots zoned C-2 converted from the original "F" and later B-2 zoning districts and some have zoning districts that were applied in the late 1960's and early 1970's.

Should the Zoning Commission motion to approve R-6 S, staff would recommend the following conditions:

1. The home day care shall not exceed 12 children.
2. Maintain the residential integrity of the front yard, including the lawn, driveway and sidewalk.
3. Encourage off street temporary parking and child pick up/drop off in the rear yard by utilizing alley access.
4. Restrict outdoor play areas and playground equipment to the rear yard only.

CASE MANAGER : Matthew Taylor 207.5876



- Notices Mailed
- In Opposition
- In Favor

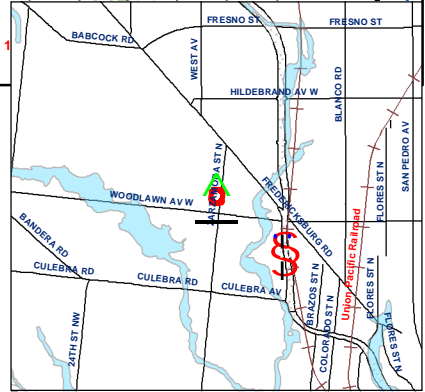
FINAL

ZONING CASE: Z2006-053 S

City Council District No. 7
Requested Zoning Change
From "R-6" To "R-6 S"
Date: March 21, 2006
Scale: 1" = 200'

- Subject Property
- 200' Notification

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CASE NO: Z2006058

Final Staff Recommendation - Zoning Commission

FINAL

Date: March 21, 2006

Zoning Commission continuance from March 7, 2006

Council District: 6

Ferguson Map: 578 C3

Applicant Name:

Marcia S. Munoz

Owner Name:

Green Herrington & Howwell LLC

Zoning Request: From "R-6" Residential Single-Family District to "C-3 NA" General Commercial Nonalcoholic Sales District.

Property Location: Lot 18, Block 1, NCB 17637

10554 Culebra

Mountain View and Rogers Road

Proposal: To operate an auto parts store

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial as requested and approval of C-2NA.

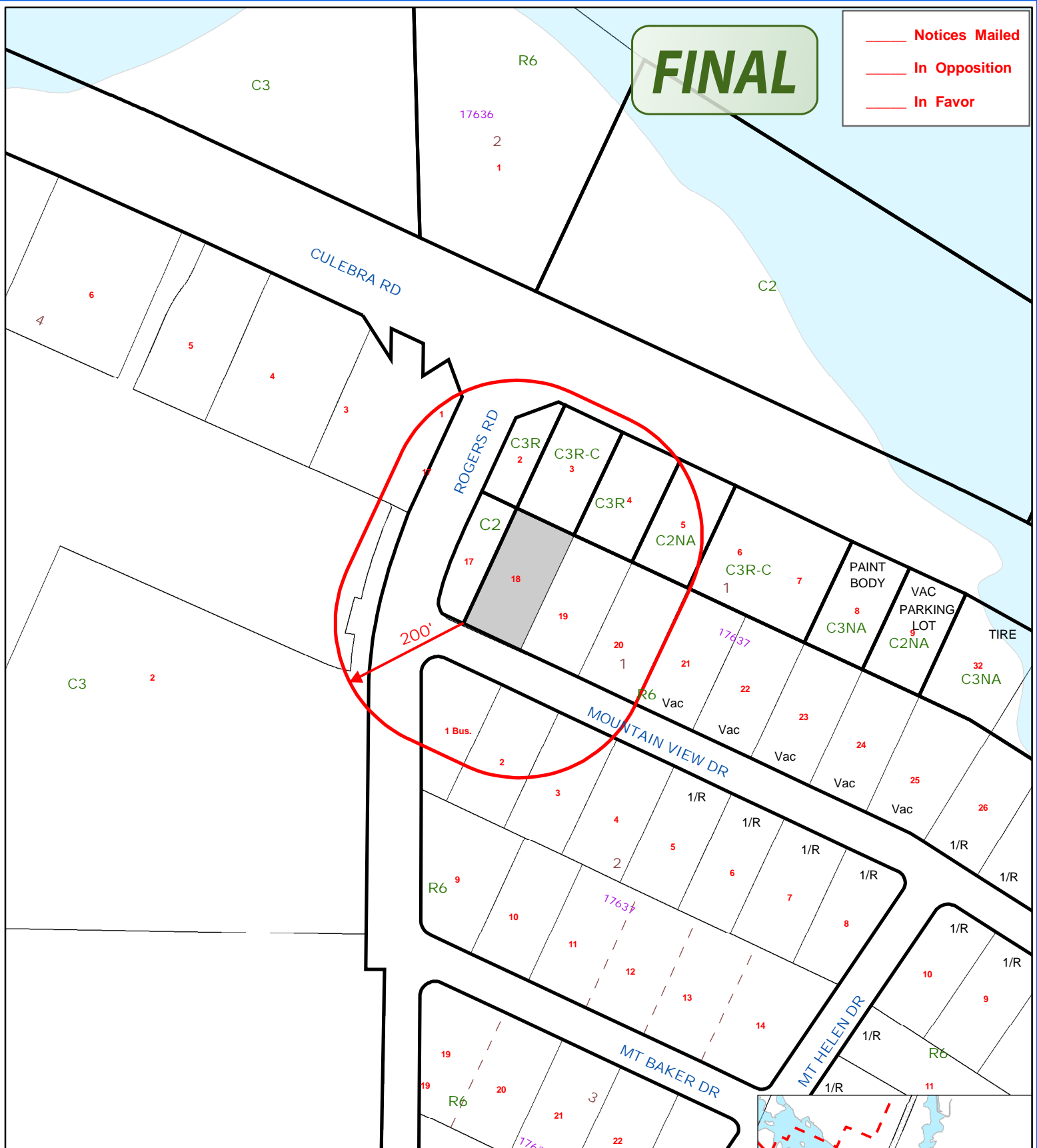
The subject has commercial zoning to the north and west. The property to the east is vacant and zoned R-6. The current zoning does not reflect the current uses in the area. Rogers Road has a mix of Light Industrial and Commercial uses.

The subject property is located at the intersection of two arterials, Culebra Road and Rogers Road. Normally C-3 would be recommended at such an intersection. However, this property is located in a residential subdivision. Due to development along the Culebra Road corridor and the extension and upgrade of Rogers Road, this intersection has developed as a commercial node. The property's location in this commercial node may be more suitable for commercial development. C-2 is more appropriate based on its location at the fringe of the residential neighborhood. Furthermore, the proposed use, an auto parts store, is permitted in the C-2 District. The subject has Commercial zoning to the north and west. The property to the east is vacant and zoned R-6. The current zoning does not reflect the current uses in the area. Rogers Road has a mix of Light Industrial and Commercial uses.

CASE MANAGER : Richard Ramirez 207-5018

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



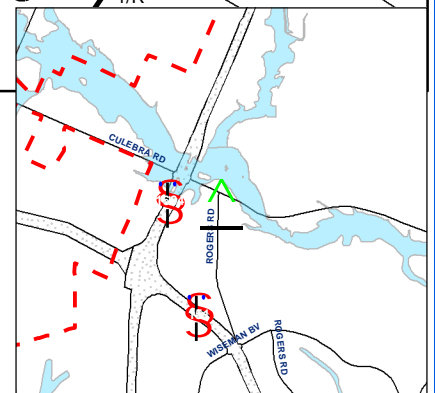
ZONING CASE: **Z2006-058**

City Council District No. 6
Requested Zoning Change
From "R-6" To "C-3NA"
Date: March 21, 2006
Scale: 1" = 200'

■ Subject Property

○ 200' Notification

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CASE NO: Z2006062

Final Staff Recommendation - Zoning Commission

FINAL

Date: March 21, 2006

Continuance from March 7, 2006 Zoning Commission hearing

Council District: 4

Ferguson Map: 647 C-1

Applicant Name:

Owner Name:

Brown, P. C.

Sonrise Church and School

Zoning Request: From "C-3" R Commercial Restrictive Alcoholic Sales District and "C-2" Commercial District to "MF-33" Multi-Family District.

Property Location: Lots 36 and 37, Block 3, NCB 15176

2902 S.W. Loop 410

Southeast intersecation of S.W. Loop 410 West and U.S. Highway 90 West

Proposal: To develop an apartment community

Neigh. Assoc. Springvale Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis in not required. One may be required at the plat/building permit stage.

Staff Recommendation:

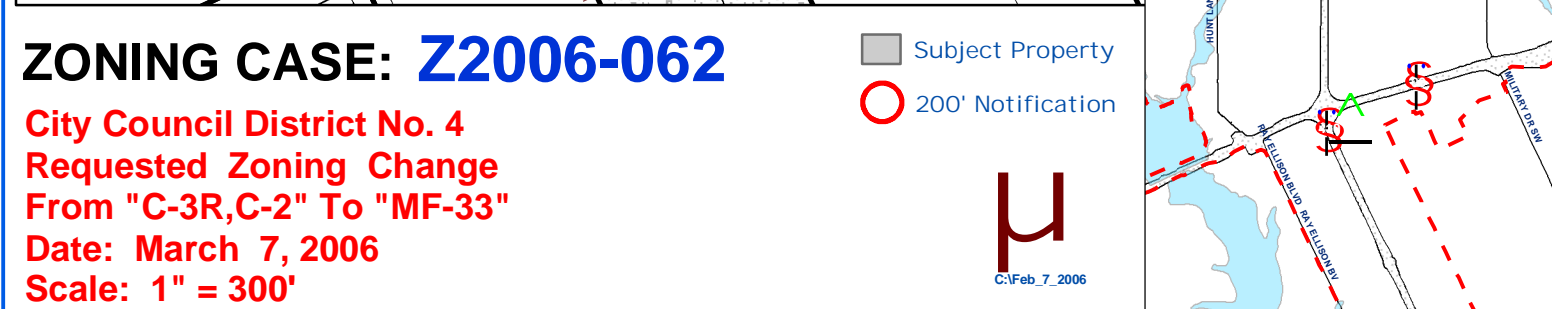
Approval

The subject properties are currently undeveloped and located along the access roads of S.W. Loop 410 West and U.S. Highway 90 West. The properties are adjacent to "R-6" Residential Single-Family District (single-family dwellings to the east and undeveloped to the south) to the south and east.

The subject properties are primarily zoned "C-3" R with an approximate 75 foot buffer of "C-2" between the "C-3" R and the "R-6". The proposed down-zoning to "MF-33" district would be appropriate at this location. There is vehicular traffic ingress and egress along the U.S. Highway 90 Access Road to the north and west and on Ferncroft Drive to the south. Additionally, much like this proposal, the "MF-33" zone is recommended at the periphery of single-family residential neighborhoods.

The subject properties were previously zoned "B-2" and "B-3" R Commercial District. The zoning was converted from "C-2" and "C-3" R Commercial Districts with the adoption of the 2001 Unified Development Code (UDC).

CASE MANAGER : Rudy Nino, Jr. 207-8389

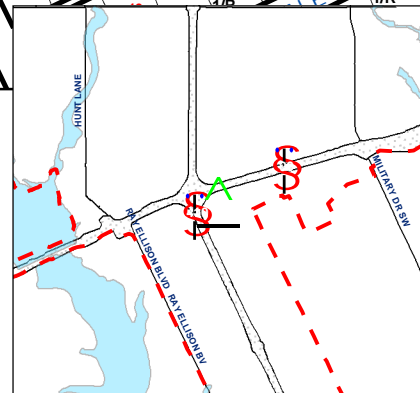


**City Council District No. 4
Requested Zoning Change
From "C-3R,C-2" To "MF-33"
Date: March 7, 2006
Scale: 1" = 300'**

 200' Notification



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CASE NO: Z2006066 CD

FINAL

Final Staff Recommendation - Zoning Commission

Date: March 21, 2006

Council District: 3

Ferguson Map: 651 D4

Applicant Name:

Eduardo Cadena

Owner Name:

Joe A. Pastrano and Rebecca

Zoning Request: From "R-4" Residential Single-Family District to "RM-4" (CD-Multi-Family Dwellings) Residential Mixed District with a Conditional Use for Multi-Family Dwellings not to exceed 24 units per acre.

Property Location: Lot 9, Lot 10, Lot 11 and Lot 12, Block E, NCB 11029

2400 Block of Betty Jean Street

Southside of Betty Jean Street east of Avondale Avenue

Proposal: Apartment complex

Neigh. Assoc. Highland Hills Neighborhood Association

Neigh. Plan Highland Hills Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The proposed zoning district conforms to the Highland Hills Community Plan. The land use for this site is medium-density residential. Although the base zoning is consistent with medium-density land use, a density not exceeding 12 du/acre is preferred to preserve neighborhood character.

Denial of "RM-4" (CD-Multi-Family Dwellings) Residential Mixed District with a Conditional Use for Multi-Family Dwellings not to exceed 24 units per acre. Approval of "RM-4" (CD-Multi-Family Dwellings) Residential Mixed District with a Conditional Use for Multi-Family Dwellings not to exceed 12 units per acre.

The subject property is located on Betty Jean a Local Access Street (vacant). The subject property is adjacent to an Elementary School to the east, an existing drainage easement to the west with single-family dwellings to the south and are buffered by an existing drainage easement. The property across the street to the north is vacant. The current zoning of "R-4" permits only single-family dwellings with a minimum lot size of 4,000 square feet. The "RM-4" permits single-family dwellings, two-family dwellings, three-family dwellings and four-family dwellings with a minimum lot size of 4,000 square feet. The applicant is proposing a development consisting of apartments. Since the density may not exceed 11 units per acre, the applicant is requesting a Conditional Use not to exceed 24 units per acre.

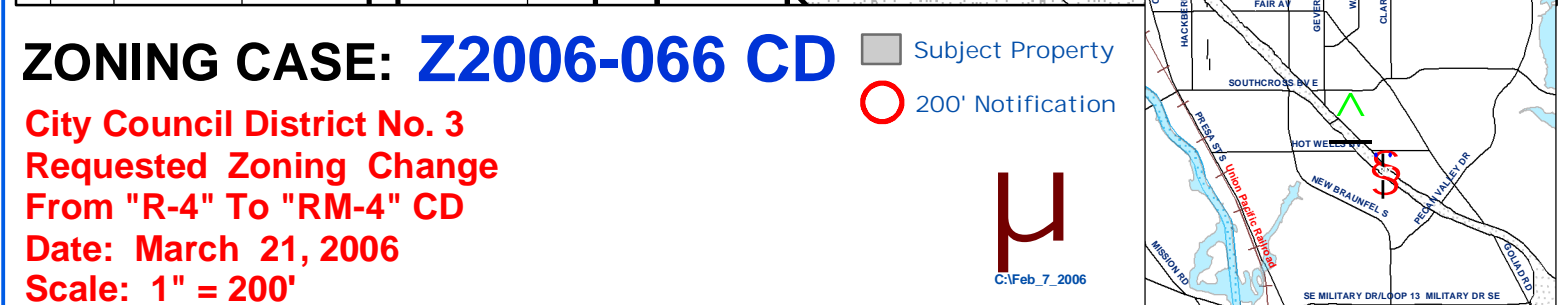
The "RM-4" (CD-Multi-Family Dwellings) Residential Mixed District with a Conditional Use for Multi-Family Dwellings not to exceed 24 units per acre would not be appropriate at this location. The "RM-4" district provides areas for medium to high-density, single-family residential uses mixed with a variety of housing types where adequate public facilities, near supporting transportation and services exist with capacity to

CASE NO: Z2006066 CD

Final Staff Recommendation - Zoning Commission

serve development. The development site is located in an area where accessibility and traffic circulation to major thoroughfares is limited.

CASE MANAGER : Pedro Vega 207-7980



CASE NO: Z2006068

Final Staff Recommendation - Zoning Commission

FINAL

Date: March 21, 2006

Council District: 7

Ferguson Map: 547 B7

Applicant Name:

Kostantinos & Cesarina Kastis

Owner Name:

Kastis Enterprises, Inc.

Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District.

Property Location: Lot 1, Block 1, NCB 18307

9094 Guilbeau Road

Southeast Corner of Guilbeau Road and Tezel Road

Proposal: To Eliminate an Existing Nonconforming Use

Neigh. Assoc. Tezel Heights (within 200 feet)

Neigh. Plan Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The requested zoning district is consistent with the community commercial land use designation identified in the Northwest Community Plan Update.

Approval

The subject property has an existing convenience store with gasoline sales. The convenience store building also offers an automotive service facility with an office and four service bays. The existing use is presently nonconforming, as it is not a permitted use in the R-6 zoning district. The applicants are seeking to eliminate the nonconforming use through a rezone to the appropriate commercial district while maintaining consistency with the community plan.

The subject property, consisting of Lots 1 and 2, was annexed into the city in December 1986 with Temporary R-1 zoning and the current use of the property was already established at that time. In 1987, Lot 2 was rezoned to B-3 along with many of the properties to the east and west across Tezel Road. Lot 3, which surrounds both lots but is a separate parcel, was rezoned to B-3 in 1990. Lot 1 was not included in any of these rezones and later converted to R-6 following the adoption of the 2001 Unified Development Code. Lots 1 and 2 may have been at one time designated for residential use as both are identified as being located within a subdivision named Tara Limited.

The properties to the north along both sides of Tezel Road are also zoned R-6, having converted from the Temporary R-1 zoning district, one being the Crossroads church and school site and the other being a public middle school. The close proximity of the church and school will be relevant should the land owner attempt

CASE NO: Z2006068

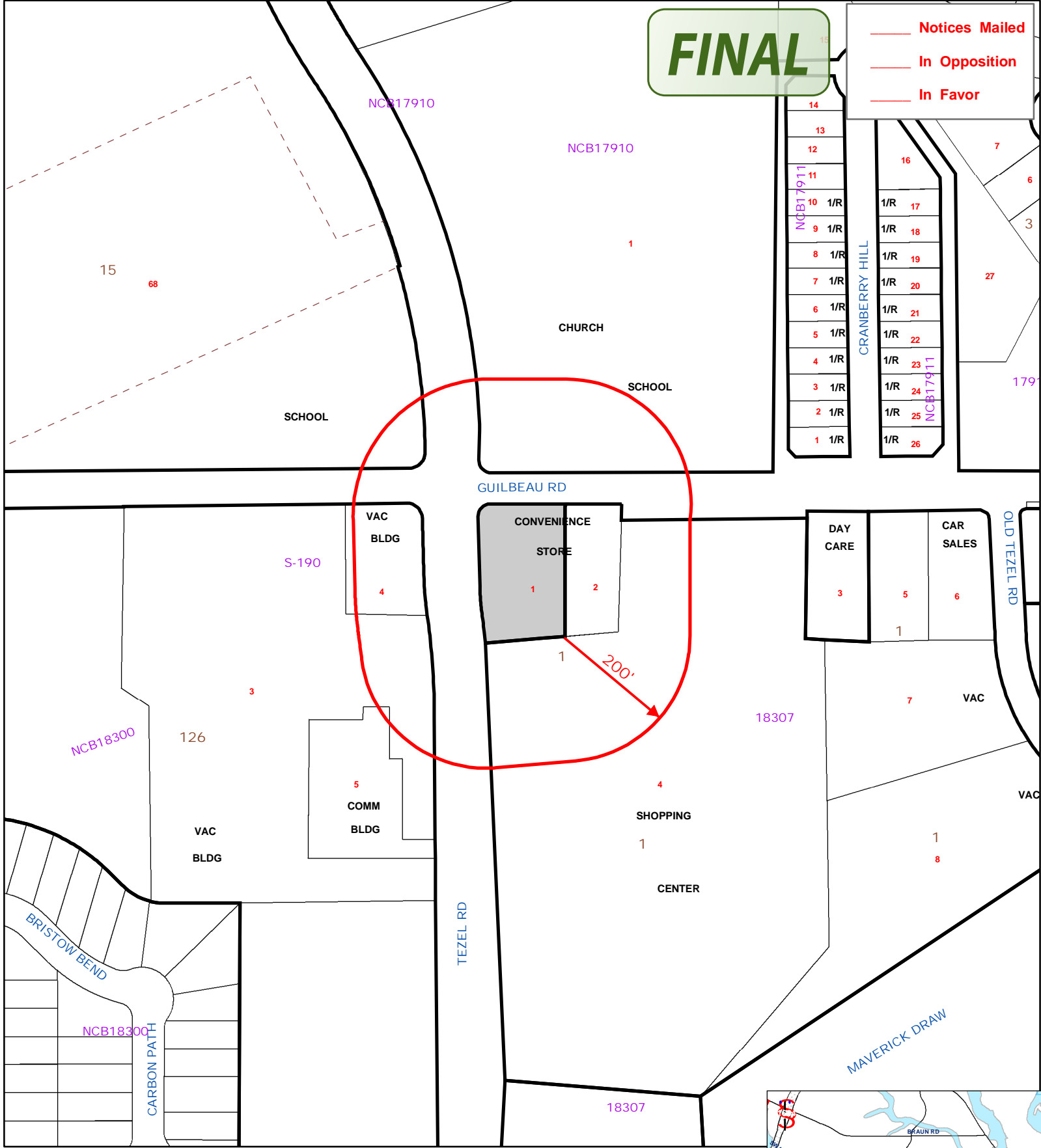
Final Staff Recommendation - Zoning Commission

to obtain an alcohol license once the property is rezoned. There is a pre-school further to the east also zoned R-6, but the balance of this intersection is almost exclusively commercial with a variety of established retail and service uses. Since the property is already developed and surrounded by commercial zoning, a landscape buffer is not required.

CASE MANAGER : Matthew Taylor 207.5876

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



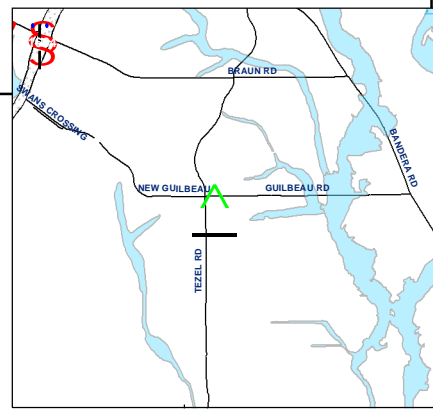
ZONING CASE: Z2006-068

City Council District No. 7
Requested Zoning Change
From "R-6" To "C-2"
Date: March 21, 2006
Scale: 1" = 200'

■ Subject Property
○ 200' Notification



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CASE NO: Z2006069

Final Staff Recommendation - Zoning Commission

FINAL

Date: March 21, 2006

Council District: 3

Ferguson Map: 682 A2

Applicant Name:

Jesus J. Robles

Owner Name:

Jesus J. Robles

Zoning Request: From "I-1" General Industrial District to "RM-4" Mixed Residential District.

Property Location: Lots 4, 5, 6, 7 and the west 7.2 Feet of the North 200 feet of the South 250 feet of Lot 8, Block 49, NCB 11079

518 West Ansley

Proposal: Build single-family residence, possible additional residence in the future

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval

The subject property is located on Ansley Avenue, a local residential street. The property was most recently used as a private baseball field with bleachers and a concession stand, all of which are in disrepair. The neighboring properties to the north are currently undeveloped, with single-family residential to the east, west and south.

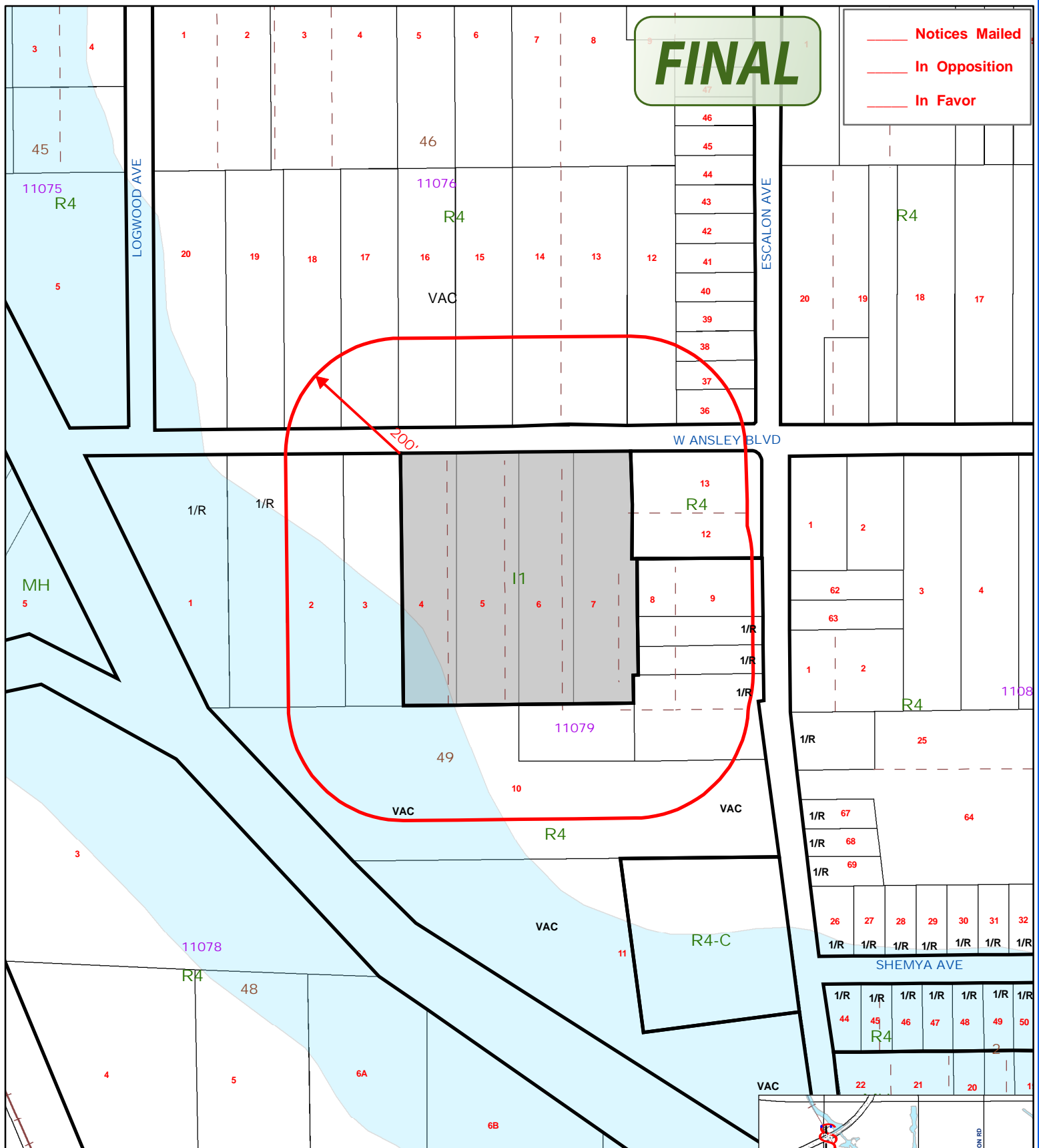
The applicant is proposing to apply the "RM-4" classification in order to develop a single-family home on the property. Additionally, the applicant is requesting the "RM-4" in order to have the flexibility to add an additional single-family unit on the property. The proposed use would be appropriate at this location.

The subject property is currently zoned inappropriately adjacent to single-family residential zoning and the use is an unattractive nuisance. Thus, the proposed redevelopment would be beneficial to this single-family residential neighborhood. The "RM-4" district provides areas for medium to high-density, single-family residential uses mixed with a variety of housing types where adequate public facilities and services exist with capacity to serve development.

CASE MANAGER : Rudy Nino, Jr. 207-8389

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



ZONING CASE: Z2006-069

City Council District No. 3
Requested Zoning Change
From "I-1" To "RM-4"
Date: March 21, 2006
Scale: 1" = 200'

Subject Property
200' Notification

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CASE NO: Z2006071

Final Staff Recommendation - Zoning Commission

FINAL

Date: March 21, 2006

Council District: 9

Ferguson Map: 583 B1

Applicant Name:

Peter Markwardt

Owner Name:

Edgar and Maxine Markwardt

Zoning Request: From "R-5" Residential Single Family District and "MF-33" Multi-Family District to "C-2" Commercial District.

Property Location: The West 111.7 Feet of Lot 72, the East 100 Feet of Lot 72, the West 75 Feet of Lot 73, the South 120 Feet of the East 118.3 Feet of Lot 73, and the North 100 Feet of the East 118.3 Feet of Lot 73 out of NCB 11884

1422, 1434, 1442 and 1446 E. Sandalwood Lane

Generally Located North of W. Sunset Road Between Teak Lane and Everest Avenue

Proposal: To Construct a Commercial Center

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial

An extension of the commercial retail uses along W. Sunset Road, an existing commercial corridor, to an adjacent local street with established residential uses is not appropriate. Though this area continues to transition from low intensity residential uses to more intense local and regional uses, this transition has not and should not extend to adjacent and established residential areas such as those located on Sandalwood Lane.

The applicants have expressed a willingness to mitigate the potential negative impacts to the surrounding residential properties with restricted access and landscaping. They intend to restrict direct access onto Sandalwood, routing all customer traffic south to Sunset Road and to fence and landscape the frontage of Sandalwood. They also intend to install fencing and landscaping consistent with what is required by a Type "C" buffer along the east and west property lines. If the requested C-2 zoning were approved, Type "B" landscape buffers would be required.

The applicants are proposing the construction of two separate two-story buildings oriented to face south with footprints of about 7,000 and 13,000 square feet. The buildings will have the appearance of being one building from most viewing points and the primary use is proposed to be a furniture show room that supports an existing use owned by the applicants at 343 W. Sunset Road. The applicants own most of the commercial properties to the south that abut the subject properties, and the property with the existing furniture store was zoned B-2 in 2001, later converting to C-2, and the building dates to about 2003. The

CASE NO: Z2006071

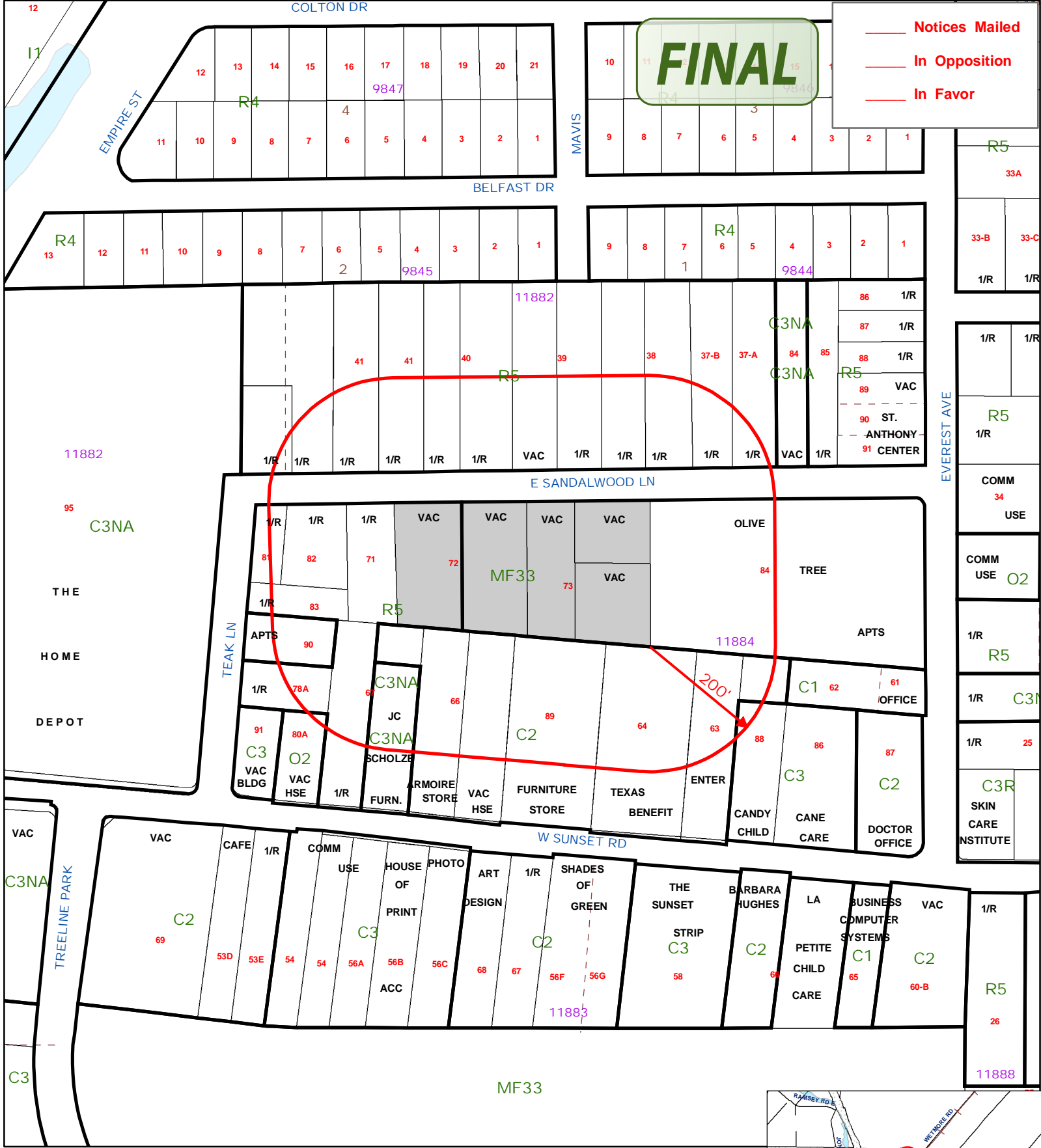
Final Staff Recommendation - Zoning Commission

applicants are proposing to develop the subject property in a manner that supports their existing commercial use and to allow other uses permitted in the C-2 district with available tenant spaces. Some of these other uses have been identified as a restaurant or sandwich shop, coffee shop, ice cream shop, bakery, antique sales and/or offices.

The subject property includes two lots consisting of 5 undeveloped parcels and totals just under 2 acres. The easternmost 4 parcels, zoned MF-33, were zoned from A to R-3 in 1972, later converting to MF-33 in 2002 following the 2001 adoption of the Unified Development Code. The westernmost parcel, zoned R-5, converted from A in 2002. The parcels with existing MF-33 zoning could have a maximum of about 50 dwelling units should the property be developed for multi-family use and the property with existing R-5 zoning consists of about one-half acre, permitting about 4 single-family units if developed for residential use. All vehicular traffic generated by the residential development of these properties would require direct ingress and egress to Sandalwood Lane. To the west, Sandalwood Lane ends at a large parcel with an existing home improvement center. However, there is no direct access to that property from Sandalwood Lane, as that use fronts on Sunset Road.

The existing apartment complex to the west has multi-family zoning that dates to 1968. Most of the remaining residential lots fronting on Sandalwood have single-family dwellings with construction dates ranging from the 1930's through the early 1970's. The vacant lot directly across the street at 1443 Sandalwood is currently used for vehicle storage and there is a second vacant lot at 1523 Sandalwood zoned C-3 NA SUP. This zoning dates to 1986 and was approved for an outdoor storage yard.

CASE MANAGER : Matthew Taylor 207.5876



ZONING CASE: Z2006-071

City Council District No. 9

Requested Zoning Change

From "R-5" and "MF-33" To "C-2"

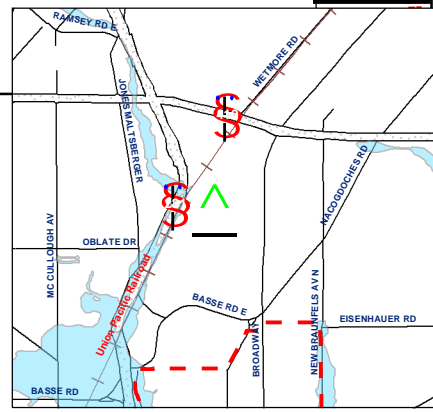
Date: March 21, 2006

Scale: 1" = 200'

Subject Property
200' Notification

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CASE NO: Z2006073

Final Staff Recommendation - Zoning Commission

FINAL

Date: March 21, 2006

Council District: 10

Ferguson Map: 519 D5

Applicant Name:

Brown, P. C.

Owner Name:

Bobby Joe and Beverly Jane Kirk

Zoning Request: From "C-1" Light Commercial District and "I-1" General Industrial District to "RM-4" Residential Mixed District.

Property Location: Tract 8, NCB 16587

16002 Nacogdoches Road

Southeast side of Nacogdoches Road between Toepperwein Road and Loop 1604

Proposal: Townhome community (Centex Homes)

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

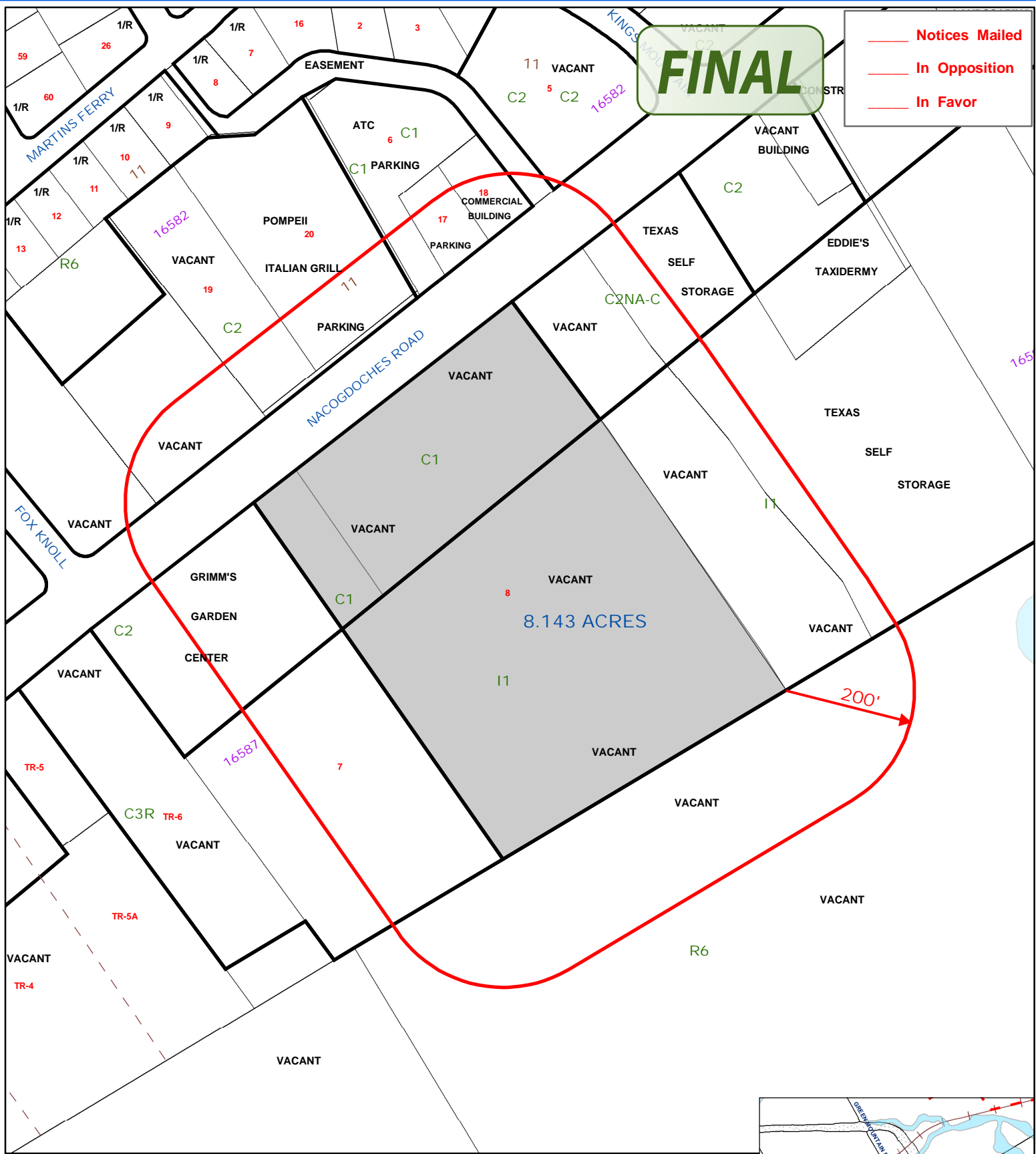
Approval

The subject property is currently undeveloped and located on Nacogdoches Road a major thoroughfare. The subject property is adjacent to "C-2" Commercial District and "C-3" R Commercial District, Restrictive Alcoholic Sales to the southwest (garden center). The purpose of the rezoning is to develop a townhome community on the subject property. The "RM-4" Residential Mixed District is a down-zoning and would be appropriate at this location. The "RM-4" district provides areas for medium to high-density, single-family residential uses mixed with a variety of housing types where adequate public facilities and services exist with capacity to serve development. The "RM-4" district would not be out of character for the area. A down-zoning of the "I-1" General Industrial District would be desirable.

The "C-1" property was annexed into the City of San Antonio in August 19 of 1974.

The "I-1" property was annexed into the City of San Antonio in December 31 of 1994.

CASE MANAGER : Pedro Vega 207-7980



ZONING CASE: Z2006-073

City Council District No. 10
Requested Zoning Change
From "C-1" and "I-1" To "RM-4"
Date: March 21, 2006
Scale: 1" = 200'

Subject Property
 200' Notification



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